

Historic Resources and Conservation Areas Open House Greater Golden Hill Community Plan Area



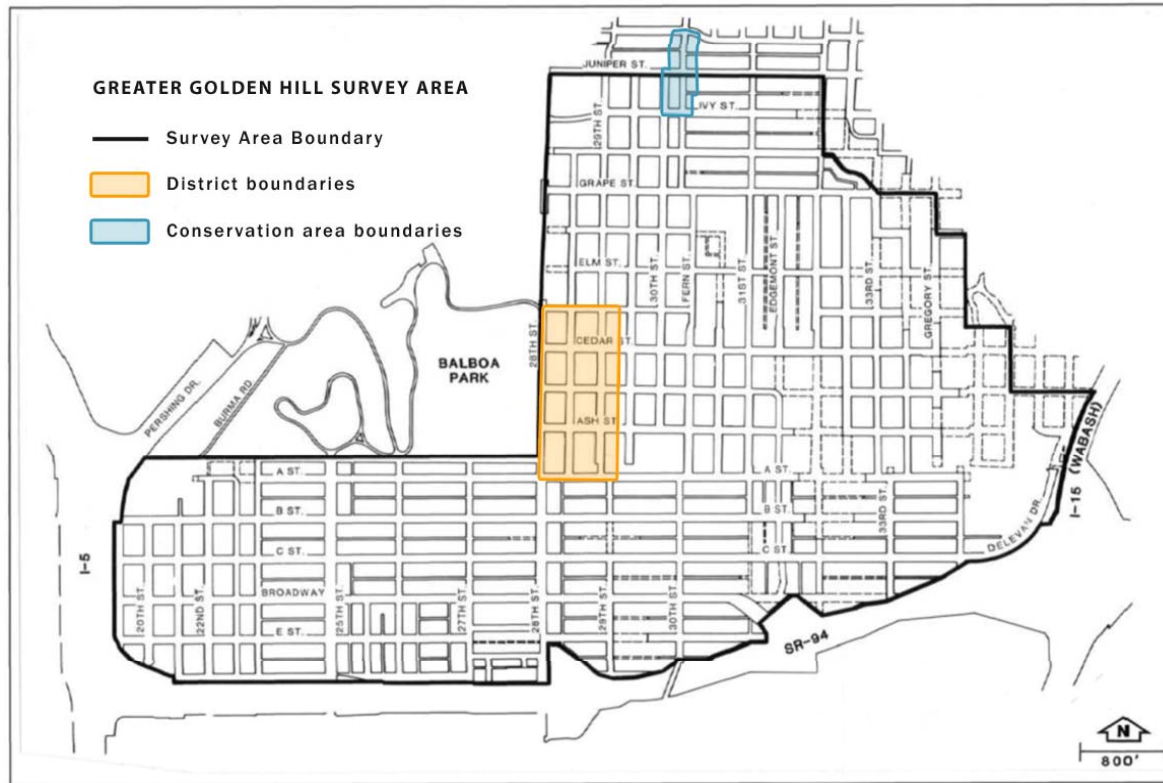
March 19, 2011

Agenda

Greater Golden Hill

- 12:15 pm Welcome and Introductions
- 12:20 pm Historic Survey Update/Response to Community Input (15 minutes)
Questions and Answers (15 minutes)
- 12:50 pm Conservation Areas Process (5 minutes)
Questions and Answers (10 minutes)
- 1:05 pm Conservation Area Example (10 minutes)
Questions and Answers (15 minutes)
- 1:30 pm Conservation Area Exercise/End of session

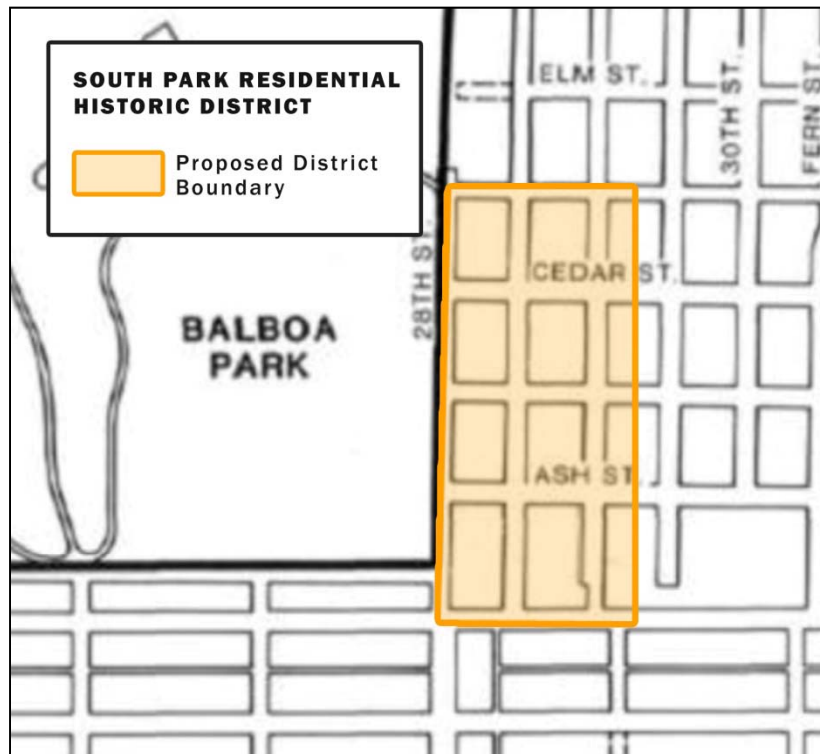
Potential Historic Districts and Conservation Areas



- South Park Residential Historic District
- Residential Court Thematic Historic District
- 30th Street/Juniper Street Conservation Area

Proposed Historic District

South Park Residential District



- Single-family residences
- Adjacent to Balboa Park
- 1910s-1920s
- Craftsman, Prairie, Spanish Colonial Revival, Mediterranean Revival



Potential South Park Conservation Area

Revised survey report

South Park Residential Conservation Area

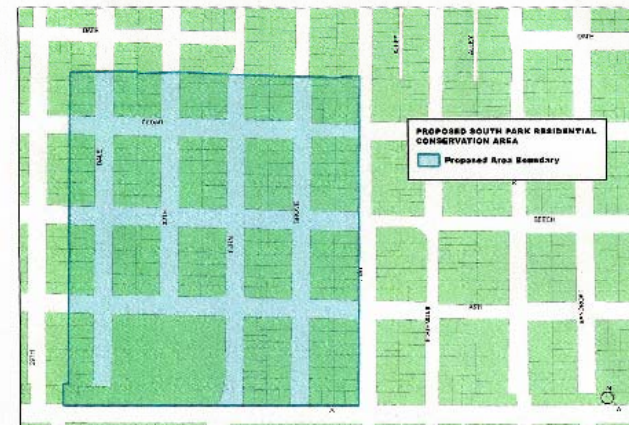
Boundaries:

Both sides of Dale Street on the west, 31st Street on the east, A Street on the south, and midblock between Cedar and Date Streets on the north.²³

Characteristics:

- Residential use, single family
- Buildings one to two stories in height
- Uniform front setbacks
- Standardized lot size

Figure 3. Proposed South Park Residential Conservation Area.



²³ This boundary corresponds to the eastern portion of the original South Park Addition, subdivided in 1906. The western portion of this subdivision comprises the proposed South Park Residential Historic District described above.

Proposed Historic District

Residential Court Thematic District

- Discontiguous grouping
- Pre-war bungalow courts (Craftsman, Spanish Colonial Revival, America Colonial Revival)
- Post-war linear courts (Streamline Moderne, Minimal Traditional, Modern)
- 1920s-1950s



Proposed Individually Significant Resources

Single-Family Residential



971 20th Street.



832 24th Street.



1801 Dale Street.



2026 Broadway.



2557 C Street.



1930 30th Street.

Proposed Individually Significant Resources

Multi-Family Residential



2533-2545 B Street.



918-922 22nd Street.



1228-1234 24th Street.



953-959 20th Street.



2102-2116 C Street.



2214 Broadway.

Proposed Individually Significant Resources

Commercial



Gala Foods, 2001 Fern Street.



2504 C Street.



Jaycee's Market, 2505-2519 C Street.

Proposed Individually Significant Resources

Civic and Institutional



1055 22nd Street.



Christ United Presbyterian Church, 3025 Fir Street.

Community Input and Response

- Community input falls into four categories
 - Recommendations for new or expanded Historic Districts
 - Identification of individually significant sites
 - Issues that can be addressed through Policy Language in plan update
 - Questions

Community Input and Response

- Historic Districts – Additional work needed to determine potential boundaries and significance; limited fieldwork
 - Expansion of proposed South Park District
 - Commercial district at 30th & Juniper

Response to Community Input

- Individually Significant Sites – already identified as significant
 - C Street, B Street, Broadway
 - Christ Presbyterian Church at 3025 Fir
- Individually Significant Sites – more information needed
 - C Street, B Street, Broadway
 - Courtyard apartment on 28th
 - Old streetcar line

Community Input and Response

- Policy language/Questions
 - Preserve historic sidewalks
 - History/context of working class residents who built area to east and who lived in South Park
 - What is significance of designated districts and who designates
 - Tax implications with designation
 - Difference between contributor in district and individually significant site

Next Steps

- Initial draft framework of Historic Preservation Element April/May 2011
- Identify potential conflicts between historic districts and underlying zoning and density in May 2011
- HRB Workshop in June 2011
- Additional fieldwork in April – June 2011
- Complete survey report in July 2011
- EIR process begins in May 2011

Questions?

